

**Architectural Inventory Form**

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**I. IDENTIFICATION**

1. Resource number: **5BL1159.13**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **Webb House**
6. Current building name: **Cartier House**
7. Building address: **536 Collyer Street**
8. Owner name: **Lois D. Cartier**  
Owner address: **536 Collyer St.**  
**Longmont, CO 80501**

**II. GEOGRAPHIC INFORMATION**

9. P.M. **6<sup>th</sup>** Township **2N** Range**69W**

**SE<sup>1</sup>/<sub>4</sub> of NE<sup>1</sup>/<sub>4</sub> of SW<sup>1</sup>/<sub>4</sub> of NE<sup>1</sup>/<sub>4</sub> of section 3**

10. UTM reference  
Zone **13**  
Easting: **491739**  
Northing: **4446243**
11. USGS quad name: **Longmont, Colorado**  
Year: **1968** (**Photorevised 1979**) **7.5'**
12. Lot(s): **2** Block: **43**  
Addition: **Longmont Original Town** Year of Addition **1872**
13. Boundary Description and Justification: **This legally defined parcel encompasses but does not exceed the land historically associated with this property.**

**Official Eligibility Determination**

(OAHP use only)

- Date \_\_\_\_\_ Initials \_\_\_\_\_
- \_\_\_\_ Determined Eligible - National Register
- \_\_\_\_ Determined Not Eligible - National Register
- \_\_\_\_ Determined Eligible - State Register
- \_\_\_\_ Determined Not Eligible - State Register
- \_\_\_\_ Needs Data
- \_\_\_\_ Contributes to eligible National Register District
- \_\_\_\_ Noncontributing to eligible National Register District

**III. ARCHITECTURAL DESCRIPTION**

14. Building plan (footprint, shape):  
**Rectangular Plan**
15. Dimensions in feet: **1456 square feet**
16. Number of stories: **1½**
17. Primary external wall material  
**Brick**  
**Wood / Horizontal Siding**
18. Roof configuration (enter one):  
**Hipped Roof**
19. Primary external roof material (enter one):  
**Asphalt Roof / Composition Roof**
20. Special features (enter all that apply):  
**Segmental Arch**

22. Architectural style /  
building type:

**No Style / Vernacular**  
**Brick Masonry Cross**  
**Gabled Dwelling**

**21. General Architectural Description**

Built originally in 1888 as a vernacular brick masonry dwelling, this house was reportedly expanded in 1937, and the historic structure was then dramatically enlarged in 1980 in an effort to transform it into an elaborate Victorian-era Queen Anne style home. In its current configuration, thus, the house consists of the historic red brick masonry dwelling, along with the elaborate circa 1980 addition. The addition consists of a large tower at the southwest corner, an oversized upper half story built on top of the original one story home, and a massive extension to the east (rear) elevation. The addition is of wood frame construction, with horizontal wood siding and wood patterned fishscale shingles, and is badly incompatible with the original house in terms of its materials, design, massing, and scale. The original house is supported by a locally-quarried coursed sandstone foundation, its red brick walls are laid in common bond, and the original windows are primarily single 2/2 double-hung sash, with segmental brick arches. Three bull's eye windows penetrate the upper gable ends on the north, south, and west elevations. Much of the original roof is obscured by the addition; however, the roof is cross gabled, is covered with asphalt shingles, and has boxed eaves. A non-historic gable ornament appears in the upper gable end on the facade (west elevation). The home historically had entry porches at either end of the facade; however, the entry at the north end of the facade has been covered by the addition, and the main entry porch at the south end of the facade is not historic.

**22. Architectural style / building type:**

Please see front page.

**23. Landscape or setting special features:**

This house is located on the east side of Collyer Street in the block between 5th and 6th Avenues in Longmont's historic East Side neighborhood. Developed during the late 1800s and early 1900s, the East Side Neighborhood is an established area made up primarily of historic single-family homes. The neighborhood features wide tree-lined streets, wide grass strips between the sidewalks and curbs, generally uniform setbacks, and deep rectangular-shaped lots.

**24. Associated buildings, features, or objects**

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#### IV. ARCHITECTURAL HISTORY

25. Date of Construction:  
Estimate  
Actual **1888**

Source of information:

**Gaddis, Sally M. "The Webb House" City of Longmont local landmark designation form, on file at the City of Longmont, Department of Community Development.**

26. Architect: **unknown**

Source of information: **n/a**

27. Builder/ Contractor: **Will H. Webb (probably)**

Source of information:

**Gaddis, Sally M. "The Webb House" City of Longmont local landmark designation form, on file at the City of Longmont, Department of Community Development.**

28. Original owner:  
**Will H. and Jane Margaret Webb**

Source of information:

**Gaddis, Sally M. "The Webb House" City of Longmont local landmark designation form, on file at the City of Longmont, Department of Community Development.**

#### 29. Construction History (include description and dates of major additions, alterations, or demolitions):

This house was designated a local landmark by the City of Longmont in 1988. According to the designation form, prepared by Sally M. Gaddis, the original dwelling was constructed in 1888. Will H. and Jane M. Webb were the original owners. Gaddis speculated that the house was built by Mark W. Boyd, J.B. Wilson, John A. Buckley, and a Mr. Hart, because these men were reported by the *Longmont Ledger* in February 1887 to be constructing a somewhat similar house at 360 5th Avenue. It seems more likely, though, that Webb, who was a carpenter and millwright by trade, constructed much of this house himself. He probably had assistance from others, including perhaps, a stonemason. The landmark designation form reports that the original house received "one addition of a kitchen, bathroom and porch occurring on or about 1937." However, Sanborn Insurance maps depict the building's footprint as unchanged from 1900 through 1959. An enormous wood frame addition was built onto the historic house, circa 1980, transforming the modest single story brick cottage, into an elaborate neo-Victorian type dwelling.

30. Original location: **yes**  
Moved **no**  
Date of move(s) **n/a**

#### V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic / Single Dwelling**  
32. Intermediate use(s): **Domestic / Single Dwelling**  
33. Current use(s): **Domestic / Single Dwelling**  
34. Site type(s): **Residence**

### **35. Historical Background**

The land where this house is located (Lot 2 of Block 43) was platted as part of Longmont's original townsite in 1872. According to the property's local landmark designation form (prepared by Sally M. Gaddis in 1998), the lot was first purchased by William B. Sigley for \$150.00, sold by Sigley to George A. Starbird for \$300.00 in 1881, and in turn sold by Starbird to Albert Oviatt later that same year. Oviatt then held the property until 1887, when he sold it to Jane Margaret Webb.

Jane, and her husband William H. Webb, constructed the original brick dwelling on this lot in 1888. A native of St. Lawrence, County, New York, Jane was married to Will Webb in 1882. Their daughter, Blanche, was born in Longmont on May 17, 1886, and two years later the young family moved into their new home here on Collyer Street. Mr. Webb worked as a carpenter, and as a millwright at the Longmont Flour Mills owned by J.W. Denio. Mrs. Webb passed away, tragically, on December 11, 1888, at the young age of 36, having lived in her new house for less than a year. Following her mother's funeral, Blanche, who was then just two years old, was taken to New York to live with her grandmother. Blanche eventually returned to Longmont, however, where she lived in this house for most of her life before passing away in Longmont in August 1971. Longmont city directories indicate that her father, Will Webb, lived here as well, until his death in September 1925.

Blanche Webb, who never married, lived here until 1963, when she sold the property to Daisy Deane Brubaker and Joe W. Knight. They, in turn, sold the house in 1967 to Robert M. and Florence Huddleston. The Huddlestons then sold it to James and Rebecca Bertolin in 1980. After purchasing the house, the Bertolins had a massive addition built onto the original structure, transforming the modest vernacular dwelling into a large-scale neo-Victorian era house. The Bertolins lived and owned here until the early 1990s. Current resident Lois D. Cartier, has owned the property since July 2001, according to Boulder County Assessor records.

### **36. Sources of Information**

(Boulder County) "Real Estate Appraisal Card - Urban Master." On file at the Boulder Carnegie Library.

City of Longmont Building Permit files for 536 Collyer Street.

"Death Claims Hardin Webb." *Longmont Times-Call*, October 23, 1943, p. 1.

Gaddis, Sally M. "The Webb House" City of Longmont local landmark designation form, on file at the City of Longmont, Department of Community Development.

"Miss Blanche Webb." [obituary] *Longmont Times-Call*, August 30, 1971, p. 3.

Polk's Boulder County Directory [generally published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company Publishers; *Polk's Longmont City Directory*, [generally published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company, Publishers, 1966 - 1997.

Sanborn Fire Insurance Maps, dated November 1900, April 1906, June 1911, March 1918, June 1930, and June 1959.

"Webb." [Jane M. Webb obituary] *Longmont Ledger*, December 14, 1888, p. 3.

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**VI. SIGNIFICANCE**

37. Local landmark designation:

Yes **xx**

No

Date of Designation: **1983**

38. **Applicable National Register Criteria**

A. Associated with events that have made a significant contribution to the broad patterns of our history;

B. Associated with the lives of persons significant in our past;

C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction;

D. Has yielded, or may be likely to yield information important in history or prehistory;

Qualifies under Criteria Considerations A through G (see Manual).

**xx** Does not meet any of the above National Register criteria.

**City of Longmont Standards for Designation**

2.56.040-A (1) The structure or district has character, interest or value, as part of the development, heritage or cultural characteristics of the city, state or nation.

2.56.040-A (2) The structure or district is the site of a historic event with an effect upon society.

2.56.040-A (3) The structure or district is identified with a person or group of persons who had some influence on society.

2.56.040-A (4) The structure or district exemplifies the cultural, political, economic, social or historic heritage of the community.

2.56.040-B (1) The structure or district portrays the environment of a group of people in an era of history characterized by a distinctive architectural style.

2.56.040-B (2) The structure or district embodies those distinguishing characteristics of an architectural type specimen.

2.56.040-B (3) The structure or district is the work of an architect or master builder whose individual work has influenced the development of Longmont.

2.56.040-C (1) The structure or district, because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan based on a historic, cultural or architectural motif.

2.56.040-C (2) The structure or district, due to its unique location or singular physical characteristics, represents an established and familiar visual feature of a neighborhood, community or the city.

**xx** Does not meet any of the above City of Longmont Standards for Designation.

39. Area(s) of Significance:

**Architecture; Community Planning and Development**

40. Period of Significance: **1888-1953**

41. Level of Significance:

National:

State:

Local: **XX**

**42. Statement of Significance**

This house is historically significant relative to National Register Criterion A for its association with Longmont's residential growth during the period of significance, 1888-1953. Prior to being altered in the early 1980s, the house was also architecturally notable, under Criterion C, for its vernacular brick masonry construction. (Previous surveys have misidentified this house as either of the Italianate or Queen Anne style of architecture; in fact, it is neither, but rather it is a well-constructed vernacular brick masonry dwelling, typical of the house's constructed in Longmont's Eastside Neighborhood in the 1880s and 1890s.) The property's level of significance is not to the extent that it would qualify for individual listing in the National or State Registers of Historic Places. Moreover, due to a substantial loss of integrity, the property also does not qualify to be individually listed as a local landmark by the City of Longmont. The property also should be listed as a non-contributing resource within the boundaries of the Longmont East Side Historic District.

**43. Assessment of historic physical integrity related to significance:**

This property displays extremely poor integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society - setting, location, design, materials, workmanship, feeling, and association. Massive additions to the structure in the early 1980s, severely compromised the building's integrity so that it is no longer able to convey a sense of its historic significance.

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**VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT**

44. National Register eligibility field assessment:

Eligible:

Not Eligible: **xx**

Need Data:

City of Longmont Local Landmark eligibility field assessment:

Eligible:

Not Eligible: **xx**

Need Data:

45. Is there National Register district potential?

Yes: **xx**

No:

Discuss: **This property is located within the boundaries of the East Side Historic District, which is listed in the National Register of Historic Places.**

If there is National Register district potential, is this building:

Contributing: **n/a**

Noncontributing: **n/a**

46. If the building is in an existing National Register district, is it:

Contributing:

Noncontributing: **xx**

**VIII. RECORDING INFORMATION**

47. Photograph numbers:

Roll: **LONG-25**

Frame(s): **28-31**

Negatives filed at: **City of Longmont  
Department of Community Development, Planning Division  
Civic Center Complex  
350 Kimbark Street  
Longmont, Colorado 80501**

48. Report title: **East Side Neighborhood: Historic Context and Survey Report**

49. Date: **June 25, 2003**

50. Recorders: **Carl McWilliams**

51. Organization: **Cultural Resource Historians**

52. Address: **1607 Dogwood Court  
Fort Collins, Colorado 80525**

53. Phone number: **970/493-5270**